



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 23 JUNE 2009 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Ivan Bulwer (Chairman), Roger Dixcey, Stuart Dyer, Paul Fuller, John Hobart, Richard Hollis, Julie Jones-Evans, Susan Scoccia, Adrian Whittaker, David Whittaker
Also Present (non voting)	Cllr George Brown
Officers Present	Keith Jolliffe, Julie Martin, Bill Murphy Phil Salmon, Justin Thorne, Stephen Wiltshire, Andrew White
Apologies	George Cameron

1. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [26 May 2009](#) be confirmed.

2. [Declarations of Interest](#)

Cllr David Whittaker declared a personal interest in Minute 4 (a)(1) Land rear of 16/16b Castle Road, fronting Church Road, Cowes, Isle of Wight -as he knew the neighbouring property owner.

Cllr Julie Jones-Evans declared a personal interest in Minute 4 (a)(1) Land rear of 16/16b Castle Road, fronting Church Road, Cowes, Isle of Wight -as she knew the neighbouring property owner.

Cllr Paul Fuller declared a personal interest in Minute 4 (b) – 2 Beachside Chalets, Marsh Road, Cowes – as he was the local member.

Cllr Richard Hollis declared a personal and prejudicial interest in Minute 4 (a)(1) Land rear of 16/16b Castle Road, fronting Church Road, Cowes, Isle of Wight - as he lived next door to the application site and had written a letter of objection prior to becoming a councillor. He was not present during the discussion and voting thereon.

3. **Public Question Time**

Mr W Burt, Lee Top, Warlands Lane, Shalfleet, Isle of Wight asked a question relating to the developments running in tandem at East Cowes and Kingston. The Head of Planning Services provided a response which would be followed up in writing.

4. **Report of the Head of Planning Services**

(a) **Planning Applications and Related Matters**

Consideration was given to items 1 - 2 of the report of the Head of Planning Services.

RESOLVED :

THAT the applications be determined as detailed below :

The reasons for the resolutions made in accordance with Officer recommendation were given in the Planning report. Where resolutions are made contrary to Officer recommendation the reasons for doing so are contained in the minutes.

A schedule of additional representations received after the printing of the report were submitted at the beginning of the meeting and were drawn to the attention of Members when considering the application. A note is made to that effect in the minutes.

Application: [TCP/29528](#)

Details: Demolition of extension; single storey replacement extension to provide additional living accommodation; raised decking with balustrading

6 Cliff Close, Brading, Sandown, Isle of Wight

Site Visits: The site was visited by members of the Planning Committee on Friday, 19 June 2009.

Public Participants: None.

Additional Representations: Brading Town Council had considered the latest revised plan and confirmed they no longer wanted to object to the proposal.

Decision: The Committee had taken into consideration and agreed with the reasons for the recommendation as set out under paragraph entitled Justification for Recommendation of the report and resolved:

THAT the application be given Conditional Approval.

Conditions: As per report (Item 2)

Councillor Richard Hollis declared a personal and prejudicial interest in this item and left the room.

Application: [TCP/07352/R](#)

Details: Detached double garage with storage area in roofspace (corrected location) (re-advertised application)

Land rear of 16/16b Castle Road, fronting Church Road, Cowes, Isle of Wight

Site Visits: The site was visited by members of the Planning Committee on Friday, 19 June 2009.

Public Participants: Mrs Ursula Bagnall (Objector)
Mr David Long (Agent)

Additional Representations: None.

Comment: The Local Member, Cllr George Brown, spoke on this item.

Cllr Adrian Whittaker asked that it be recorded in the minutes that he voted for refusal of the application.

Decision: The Committee had taken into consideration and agreed with the reasons for the recommendation as set out under paragraph entitled Justification for Recommendation of the report and resolved:

THAT the application be given Conditional Approval.

Conditions: As per report (Item 1)

(b) [P/01298/07 – 2 Beachside Chalets, Marsh Road, Cowes](#)

Members were advised that the applicant had submitted an appeal to the Planning Inspectorate against non-determination of the application by the Local Planning Authority. The application was being referred to the Committee for consideration on the basis that there had been a number of objections to the proposal which raised issues beyond those which formed the recommendation within the report as the reasons for refusal for submission to the Planning Inspectorate.

The Head of Planning Services indicated that the applicant had suggested certain proposals which may overcome the refusal grounds. The eastern elevation would be moved back a further 300 mm to provide a gap of 1 metre from the common boundary. The windows in the eastern elevation would all be removed and the internal accommodation re-configured. Two of the windows would be repositioned to the front of the dwelling the 2 bathroom windows would be replaced by Velux windows. Members were told that the applicant may be prepared to

consider the withdrawal of his appeal for non determination, however, he wanted some clarification as to whether those changes would be sufficient to overcome the recommendation of overdevelopment of the plot.

The Committee was asked if the modifications suggested by the applicant would have any affect on the decision. Members believed it was difficult to give consideration to something that was not before them.

There was some concern with regard to the galvanised steel sheeting that was proposed for the roof, Members believed it was out of character with the street scene and the Design Brief for Gurnard Marsh.

In compliance with the Council's Constitution the local member, Cllr Paul Fuller, did not vote.

RESOLVED :

That the Planning Inspectorate be informed that if the Local Planning Authority were able to formally determine the planning application it would refuse to grant planning permission for the following reasons;

Reasons:

1. The siting of the dwelling in close proximity to the conifer trees on the eastern boundary of the application site would have an adverse impact on the health of the trees which would be likely to compromise their screening properties and visual landscaping qualities. Therefore in the absence, or a reduction in the height / depth, of these trees overlooking of the neighbouring property at No. 4 Marsh Road would occur to the detriment of the privacy of the occupiers of this neighbouring property. In addition the presence of this tree screen is likely to result in adverse living conditions for future occupiers of the dwelling due to overshadowing and loss of light into rooms in the eastern section of the dwelling, which would also be likely to result in future pressure to remove the trees. In consequence the proposal is considered to be contrary to Policy D1 (Standards of design) and C12 (Development and trees) of the Isle of Wight Unitary Development Plan.
2. The siting of the dwelling which does not respect the identified constraints within and adjacent to the application sites is indicative that the size of the proposed building constitutes an overdevelopment of this site. In consequence the proposal is considered contrary to Policy D1 (Standards of Design) of the Isle of Wight Unitary Development Plan.

3. The proposed use of galvanised steel sheeting for the roofing materials of the proposed dwelling would not be in accordance with the character and appearance of the area. In consequence the proposal is considered to be contrary to Policy D1 (Standards of design) of the Isle of Wight Unitary Development Plan and guidance set out within the Gurnard March Design Brief (1998).

CHAIRMAN